

ZONING AND ADJUSTMENT BOARD

September 17, 2007

The Zoning and Adjustment Board of Sumter County, Florida, convened on Monday, September 17, 2007, at 6:30 pm with the following members present: Larry Story – Chairman, Frank Topping, Marge Thies, Woody Hill, Brad Shepherd, Richard Cole, Ron Berry, and Dossie Singleton.

Frank Szczepanski, Nathan Yoder, Bailey Cassels, and Todd Brown were absent.

Brad Cornelius - Planning Manager, and Sandy Cassels – Recording Secretary, were present.
Lee Hawkins - Zoning and Adjustment Board Attorney was also present

Chairman Larry Story called the meeting to order.

Brad Shephard led the pledge of allegiance and Ron Berry led the prayer.

Mr. Story presented the proof of publication.

Mr. Cole made a motion to approve the minutes from the September 4, 2007, meeting. Mr. Berry seconded the motion and the motion carried.

SS2007-0012 & R2007-0048

Merana Koch – Small Scale Land Use Amendment and Rezoning on 2.61 acres MOL from Rural Residential to Commercial & RIA to CL (Light Commercial)

Mr. Cornelius explained the applicant requested to table this application until the November 5, 2007, Zoning and Adjustment Board (ZAB) meeting and the November 13, 2007, Board of County Commissioners (BOCC) meeting.

Mr. Cole made the motion to table this application based on the applicant's request. Mr. Berry seconded the motion and the motion carried.

T2007-0031

Terry & Carla McClung – Renew Temporary Use Permit for one (1) year to allow a RV while residence is under construction.

Mrs. McClung, applicant, was present and requesting a renewal of a temporary use permit for one (1) year for a RV while the residence is under construction. There were eight (8) notices sent. Of the eight (8) notices sent, none were returned in favor or in objection. There were no objections from the audience. Mr. Topping asked Mrs. McClung how far along the construction is. Mrs. McClung stated the slab will be ready this week.

Mr. Topping made the motion to approve this Renewal of a Temporary Use Permit. Mr. Cole seconded the motion and the motion carried.

R2007-0046

Charles & Cindy Vann – Rezone 5 acres MOL from a non-compliant A5 & RR1 to RR5C.

Charles Vann, applicant, was present and requesting a rezoning on five (5) acres MOL from a non-compliant A5 & RR1 to RR5C. There were four (4) notices sent. Of the four (4) notices sent, none were returned in favor or in objection. There were no objections from the audience. Mr. Cornelius explained this parcel was created as a one (1) acre parcel in 2001 through lineal transfer and has recently enlarged by four (4) acres making the current five (5) acre parcel. The rezoning will assign the correct zoning district to the parcel.

Mr. Topping made a motion to recommend approval of the rezoning to the Board of County Commissioners. Mr. Cole seconded the motion and the motion carried.

SS2007-0011

Open Bible Evangelical Lutheran Church – Small Scale Land Use Amendment on 9.86 acres MOL.

Melissa Leclerc, representative for the applicant, was present and requesting a Small Scale Land Use Amendment on 9.86 acres MOL from Agricultural to PIE (Public, Institutional, Educational). There were seven (7) notices sent. Of the seven (7) notices sent, none were returned in favor or in objection. There were no objections from the audience. Mr. Cornelius explained a Special Use Permit was approved for the back five (5) acres of this parcel to allow a Church. Mr. Cornelius stated the applicant would like to divide the property into two (2) - five (5) acre parcels, by selling the front five (5) acres for a proposed Independent Living Facility (ILF). The PIE is an appropriate land use for both of the proposed projects at this site. Mr. Shephard asked Mr. Cornelius if we would be approving the ILF at this time. Mr. Cornelius explained the ILF will require a Special Use Permit which and be required to come back to the Zoning & Adjustment (ZAB) Board at that time.

Mr. Topping made a motion to recommend approval of the Small Scale Land Use Amendment to the Board of County Commissioners. Mr. Cole seconded the motion and the motion carried.

R2007-0047

Open Bible Evangelical Lutheran Church – Rezone on 9.86 acres MOL

Melissa Leclerc, representative for the applicant, was present and requesting a rezoning on 9.86 acres MOL from A5 to PIE (Public, Institutional, Educational). There were seven (7) notices sent. Of the seven (7) notices sent, none were returned in favor or in objection. There were no objections from the audience.

Mr. Topping made a motion to recommend approval of the rezoning to the Board of County Commissioners. Mr. Cole seconded the motion and the motion carried.

Mr. Berry made the motion to adjourn at 6:45 pm. Mr. Cole seconded the motion and the motion carried.

Larry Story, Chairman
Zoning and Adjustment Board